

## WARRANTY DEED

**Know all Persons by these Presents,**

That I, DALE S. MACKLIN

TRANSFER  
TAX  
PAID

in consideration of One Dollar and other valuable consideration

paid by LOUIS R. MARCOU

008950

whose mailing address is P. O. Box 317, Waterville, Maine 04903-0317

the receipt whereof I do hereby acknowledge, do hereby give, grant, bargain, sell and convey unto the said LOUIS R. MARCOU

his heirs and assigns forever,

Beginning at an iron pin set in the northwesterly right of way line of said Silver Street, said iron pin marking the most southerly corner of a triangular parcel of land recently conveyed by Julian Bechard and Diane Bechard, Co-Trustees of Trust B u/w/o Lucien J. Bechard and Co-Trustees u/w/o Mary A. Bechard; thence S 58° 56' 38" W along the northwesterly right of way line of said Silver Street a distance of 124.56 feet to an iron pin set at the intersection of said right of way line with the northeasterly right of way line of Western Avenue; thence N 28° 18' 58" W along the northeasterly right of way line of said Western Avenue a distance of 120 feet to an iron pin; thence N 50° 33' 3" E a distance of 128 feet to an iron pin; thence S 27° 49' 40" E along the southwesterly line of land of Bernard L. McCaslin, et al., a distance of 138.77 feet to the iron pin at the point of beginning.

Excepting and reserving to the grantors, their heirs and assigns forever the exclusive right to use and occupy the following described portion of the above parcel: Beginning at the northwesterly corner of the premises above conveyed; thence N. 50° 13' 3" E a distance of 128 feet to an iron pin; thence S 27° 39' 47" E a distance of 48.32 feet to an iron pin; thence S 57° 4' 48" W following the center line of the vertical section of a concrete retaining wall a distance of 125.59 feet to an iron pin set on the easterly line of Western Avenue; thence N 28° 18' 58" W a distance of 33.68 feet to the iron pin at the point of beginning.

By the acceptance of this deed the within grantees agree to be responsible for the maintenance and repair of said retaining wall.

Title to the above described property is derived as follows: Mary A. Bechard acquired title by deed of Benjamin H. Kimball, dated February 7, 1936, and recorded in the Kennebec County Registry of Deeds, Book 712, Page 274. By deed dated April 2, 1938, and recorded March 11, 1943, in said registry, Book 796, Page 395, Mary A. Bechard conveyed a one-half interest undivided in common, to Lucien J. Bechard, Lucien J. Bechard dies testate December 10, 1978. His one-half undivided interest passed to grantors as successor Co-Trustees of Trusts A & B under the terms of the Will of Lucien J. Bechard, which Will is probated in the Kennebec County Probate Court, Docket #46483. Mary A. Bechard died January 25, 1980, without exercising the power of appointment granted to her under Paragraph Third of said Will, thereby vesting title to the one-half undivided interest of Lucien J. Bechard in Trust B thereunder. The one-half undivided interest of Mary A. Bechard was conveyed to grantors as successor Co-Trustees u/w/o Mary A. Bechard (Kennebec Probate Court, Docket #47459) by Personal Representative's deed of recent or even date herewith and to be recorded in said registry.

Meaning and intending to convey all my right title and interest in property conveyed to Dale S. Macklin and Louis R. Marcou as joint tenants by deed of Julian Bechard and Diane Bechard, Co-Trustees of Trust B u/w/o Lucien J. Bechard and Co-Trustees u/w/o Mary A. Bechard dated August, 1986 and recorded in Kennebec County Registry of Deeds, Book 3021, Page 281.

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his heirs and assigns, to him and their use and behoof forever.

that I am lawfully seized in fee of the premises, that they are free of all encumbrances except a mortgage to Fleet Bank of Maine dated October 16, 1990 and recorded in Kennebec County Registry of Deeds, Book 3821, 89.

that I and my heirs shall and will **warrant and defend** the same to the said

In Witness Whereof, I , the said Dale S. Macklin

and

~~XXXXXXXXXXXX~~

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Signed, Sealed and Delivered  
in presence of

Mary J. Mathews

Dale S. Macklin

State of Maine, County of Kennebec ss: January 3, 1992.

Then personally appeared the above named Dale S. Macklin

and acknowledged the foregoing instrument to be his free act and deed.

Before me,

Mary S. Kretschmer  
Notary Public  
~~XXXXXXXXXX~~

"RECEIVED KENNEBEC SS.

94 APR 14 AM 9:00

Printed Name, Mary S. Mathieu.....  
My Commission Expires: 1/18/93

ATTEST: *James B. McKinnon*  
REGISTER OF DEEDS